



Welcome to the Virtual Public Meeting for the

Chet Holifield Federal Building (CHFB) Tenant Relocation Draft Environmental Impact Statement (EIS)

August 4th, 2020

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Meeting ID: 986 1911 2163; Attendee ID: Not required (just press # to continue); Password: 629071.

Note: Use of vulgar or crass language at any point during the meeting will result in removal.

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Meeting Agenda



- Welcome
- Review of National Environmental Policy Act (NEPA) requirements and the EIS Process
- Current Timeline
- Review of GSA's Project
- Summary of Draft EIS Findings
- Next Steps
- Public Comment Session

What is the Purpose of This Meeting?



- Provide an overview of GSA's project and discuss the findings of the Draft EIS.
- Give the public an opportunity to provide comments on the Draft EIS.
- Inform the public of next steps in the planning process.

What is NEPA?



NEPA requires that federal agencies consider the potential impacts to the human and natural environment of proposed federal actions.



GSA has prepared a Draft EIS under NEPA to document potential impacts from implementation of the Proposed Action.

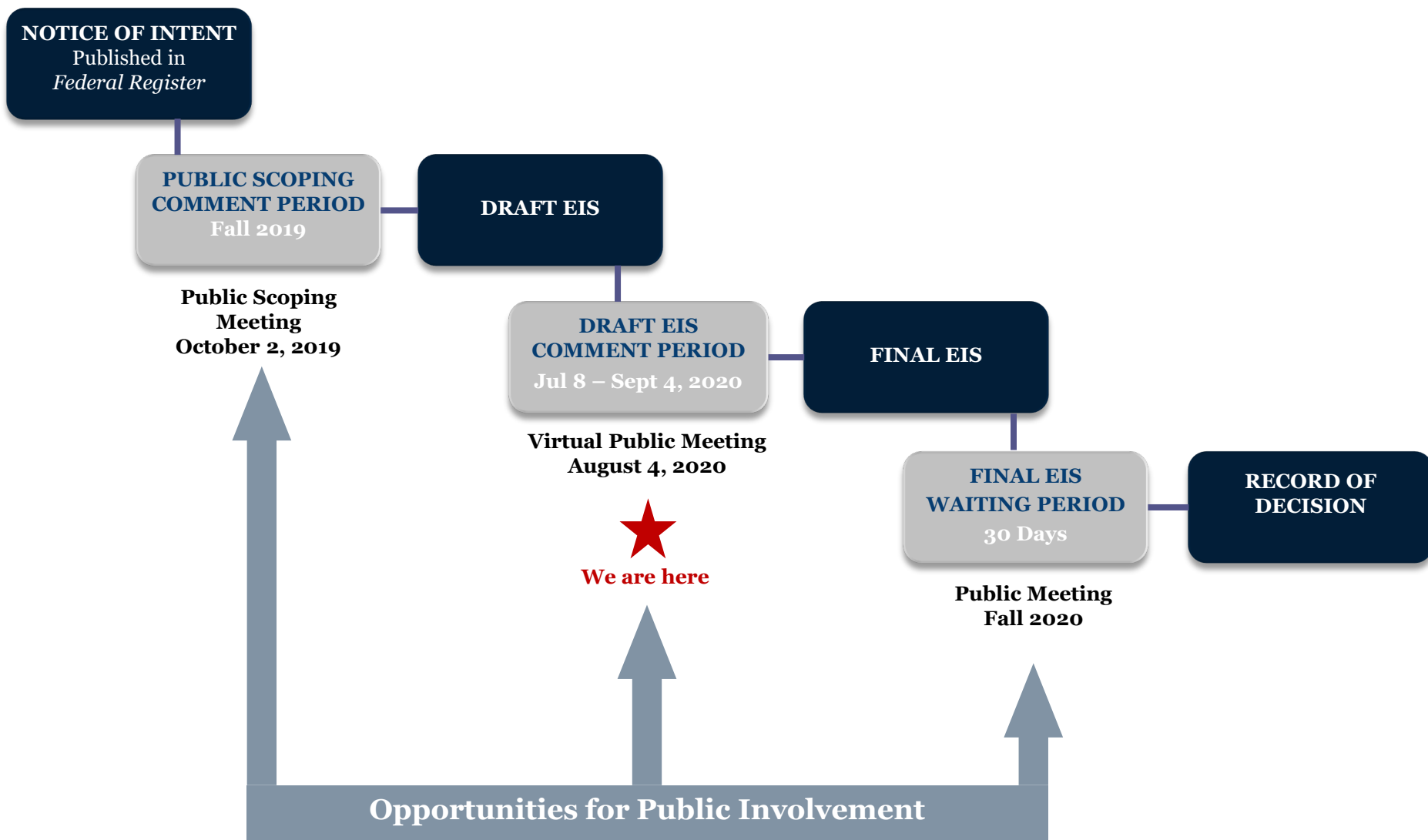


NEPA provides the public with opportunities to comment on the findings of the Draft EIS.



GSA will review all comments and consider substantive comments in the preparation of the Final EIS.

Project Timeline



Project Background

- CHFB was built in 1970 by the Aerospace and Systems Group of North American Rockwell Corporation. It was never occupied and was transferred to the federal government in 1974.
- The CHFB is owned by GSA and includes:
 - 12 federal agency tenants
 - ~3,000 workers
 - United States Citizenship and Immigration Services (USCIS) is largest tenant (~2,000 workers)
- Building is ~1 million square feet and located on an 86.5-acre parcel. A 5.5-acre parcel containing utility equipment is located north of Avila Road.
- GSA is considering alternatives to relocate tenants offsite and dispose of the CHFB.

Regional Location



The CHFB is located in Laguna Niguel between Los Angeles and San Diego, ~4 miles from the Pacific coastline, in a high-value real estate suburban area comprised of retail and residential zones.

Existing CHFB Site



Purpose and Need for Project



Purpose: Accommodate the long-term office space requirements for the current tenants located at the CHFB that would meet applicable building code, accessibility, and security standards.



Need: The current working space does not meet GSA's building, accessibility, and security standards.

Project Alternatives

The Draft EIS considers two “**action**” alternatives and the “**no action**” alternative:

- **Alternative 1 would include:**
 - Construction of new federal building for USCIS only on the existing parcel directly adjacent to the CHFB.
 - Relocation of remaining tenants (~1,000 workers) into lease space primarily within Orange County.
 - Existing building and the remainder of the property not retained for construction would be disposed.

Project Alternatives (cont.)

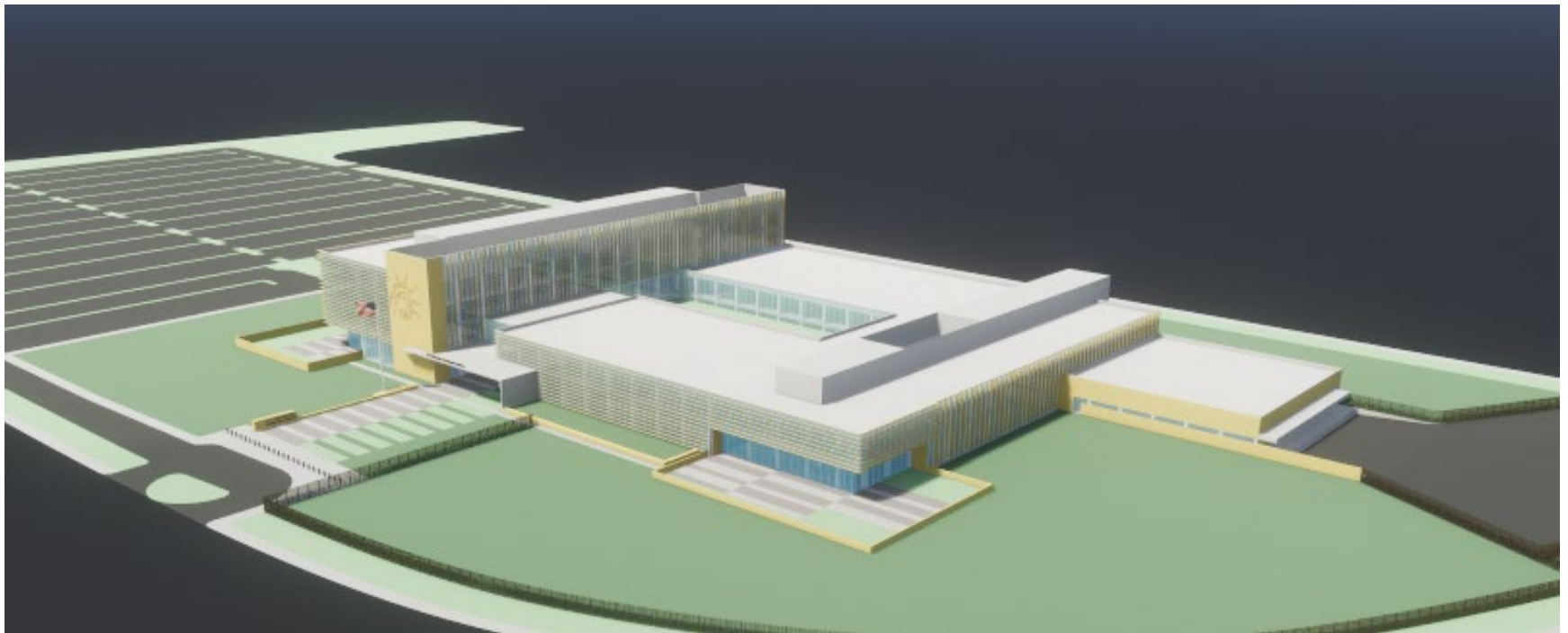
- **Alternative 2 would include:**
 - Relocation of all tenants (~3,000 workers) primarily within Orange County similar to under Alternative 1.
 - Would also include a new lease location for USCIS outside of the existing CHFB property.
 - The CHFB and surrounding government property would be disposed.
 - No new construction would occur.
- **The “no action” alternative would include:**
 - Tenants would remain within the existing CHFB.
 - No new construction or relocation would occur.
 - Minor repairs would occur as needed and maintenance and operation of the existing facilities would continue.

Alternative 1 Proposed Site Layout



Note: Under Alternative 2, the entire site would be disposed.

Alternative 1 Rendering of New USCIS Building



Future Development of CHFB Site

- Future development of the CHFB site following disposal **is not part of GSA's Proposed Action**, nor would it be within the control of GSA.
- There are two general outcomes of property disposal:
 - Property remains in federal ownership by another federal entity (i.e., other than GSA).
 - Property is transferred out of federal ownership (e.g., to state, local, or private ownership).

Future Development of CHFB Site (cont.)

- Under either scenario, ***the public would have additional opportunities to provide public comment on future use of the site***, once development plans have been proposed.
 - Future federal owner – additional NEPA analysis would be required.
 - Future non-federal owner – The appropriate level of analysis under the California Environmental Quality Act (CEQA) would be required, and all necessary land use approvals would be issued for any proposed future use of the site.

Future Development of CHFB Site (cont.)

- The EIS considers impacts generally from a future development of the site (i.e., renovation, new construction, and infill development) as no plans currently exist for development and a future landowner is not known.
- Potential future development of the site and compliance with all federal, state, and local laws and regulations would be the responsibility of the future landowner, not GSA.
- Refer to the EIS for discussion of potential impacts from future development.

Alternatives Considered but Dismissed

Four alternatives were considered but dismissed because they did not meet the Purpose and Need for the Proposed Action:

Repair and Alteration of the CHFB

Three different alternatives to repair and alteration of the CHFB were considered.

These alternatives were dismissed due to lengthy construction periods (approximately 9 years), and the need to perform construction while tenants remained in the building, which would be disruptive to operations and affect each agency's ability to meet their mission objectives. Some of these alternatives were cost prohibitive or would continue to not meet certain federal building requirements.

New Construction for All Tenants

An alternative for construction of a new federal building to house all current CHFB tenants on site was considered.

This alternative was determined not viable due to excessively high upfront capital costs that prohibited funding in the current budget environment.

EIS Findings

	Alternative 1 (New USCIS Building + Leasing)	Alternative 2 (Relocation of All Tenants)
Cultural Resources	Significant	Significant
Socioeconomics	Moderate	Moderate to Significant
Air Quality and Greenhouse Gases	Less than Significant	Less than Significant
Geology/Soils	Minor	No Impact
Land Use	Minor	No Impact
Visual Resources/Aesthetics	Minor to Moderate	No Impact
Water Resources	Minor	No Impact
Biological Resources	Minor	No Impact
Transportation and Traffic	Less than Significant	Less than Significant
Hazardous Waste and Materials	Minor	Minor
Noise	Less than Significant	Less than Significant
Environmental Justice	Minor to Moderate	Minor to Moderate
Utilities and Infrastructure	Minor	Minor Beneficial

Note: These impacts are only from GSA's action to construct a new USCIS building and relocate 1,000 workers outside of Laguna Niguel (Alternative 1) or relocate all tenants out of the CHFB (Alternative 2). The table does not include impacts from future development. Refer to the Draft EIS for discussion of impacts from potential future development.

EIS Findings Summary



Alternative 1 would include construction by GSA, which could have minor, temporary impacts on the nearby natural environment (e.g., soils, water resources, biological resources). There would also be temporary noise, traffic, and air emissions which could affect nearby land uses and residences in the short term. Construction of a new building would result in long term, moderate changes to visual landscape.



Alternative 2 would not include construction and would not affect the natural environment or nearby land uses or residences.



There could be moderate (**Alt. 1**) to significant (**Alt. 2**) economic impacts from relocation of workers outside of Laguna Niguel, although under both alternatives, tenants' place of work is expected to remain primarily in Orange County, and workers are not expected to relocate their place of residence. Future development of the CHFB site would likely offset local job losses in Laguna Niguel in the long term.



Workers may need to change commuting patterns under both alternatives, which could lead to either an increase or decrease in travel time and air emissions depending on final lease location and worker residence. No net new trips are expected from GSA's action.

Section 106 Process

- Section 106 of the National Historic Preservation Act (NHPA) requires GSA to evaluate potential effects on properties listed or eligible for listing in the National Register of Historic Places (NRHP) prior to an undertaking (e.g., disposing of the CHFB site, new construction).
- The CHFB was determined eligible for the NRHP, due to the rarity of its architectural style and its association with master architect, William Pereira.
- Under Alternative 1, there would be:
 - Adverse effects under NHPA from partial demolition of the landscaping and site plan.
 - Visual impacts related to the loss of views to and from the historic property.
- Under Alternatives 1 and 2, potential disposal of the historic property out of federal ownership would constitute an adverse effect when done without adequate and legally enforceable restrictions to ensure long-term preservation.

Section 106 Process (cont.)

- To avoid effects on the historic property, the transfer could include specific deed restrictions/covenants and/or easements.
- These requirements would ensure future projects that would potentially affect the resource be done in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- GSA is currently undergoing Section 106 consultation with the State Historic Preservation Officer (SHPO), including to determine the need for any deed restrictions/covenants and/or easements.
- Consultation will be completed prior to signature of the ROD.

CHFB Landscape



CHFB Landscape (cont.)



Next Steps



A Notice of Availability was published in the *Federal Register* on July 8, 2020 to start the public comment period.



The public comment period ends September 4, 2020.



The Final EIS will be prepared after public comments received on the Draft EIS have been considered and formally addressed. The Final EIS will be made publicly available for a minimum of 30 days.



An additional public meeting will be held during the waiting period on the Final EIS.



GSA will make its decision in a Record of Decision (ROD) and announce the ROD availability in the *Federal Register*.



Project updates available at <https://www.gsa.gov/ChetHNEPA>

Public Comment

Written comments can be submitted by the two means below prior to the end of the public comment period:

- By email to: osmahn.kadri@gsa.gov
- By phone at: 415-760-9239
- By mail to (must be postmarked by September 4, 2020):

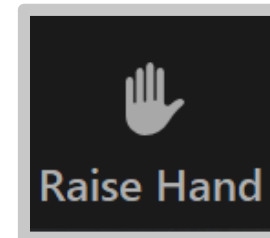
Potomac-Hudson Engineering, Inc.
ATTN: CHFB Draft EIS
77 Upper Rock Circle, Suite 302
Rockville, MD 20850

Written and verbal comments may be provided tonight.

Commenting Session

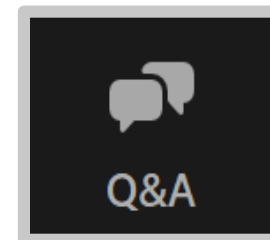
Raise Your Hand to Request to Speak

1. Click 'Raise Hand' icon on the bottom of screen. For those accessing audio by phone, dial *9.
2. Wait to be unmuted by the Host.
3. State your **name**, **affiliation**, and **city of residence** for the record.



Submit a Written Comment or Question

1. Click 'Q&A' icon on the bottom of screen.
2. Type your Comment or Question.
3. Click Send.



- Please limit verbal comments to no more than **3 minutes**. Reminder will be provided at 2.5 minutes, and commenters will be muted if they continue to speak past their allotted limit.
- If you wish to provide detailed comments, please summarize your views within the allotted time and submit additional comments in writing after the meeting.
- If calling in by phone, please avoid using speaker phone to ensure the best audio performance.
- Use of crass or vulgar language during verbal commenting or through the Q&A window will not be tolerated and may result in removal from the meeting.